

MINUTES

WARRICK COUNTY AREA PLAN COMMISSION

Regular meeting to be held in Commissioners Meeting Room,
Third Floor, Historic Court House,
Boonville, IN
Monday, March 8, 2021, 6:00 PM

PLEDGE OF ALLEGIANCE: A moment of silence was held followed by the Pledge of Allegiance.

MEMBERS PRESENT: Amanda Mosiman, Doris Horn, Bryan Flowers, Jeff Willis, Richard Reid, Bill Byers, and Bob Johnson.

Also present were Morrie Doll, Attorney, Molly Barnhill, Executive Director and Katelyn Cron, Assistant Director.

MINUTES: Amanda Mosiman made a motion to approve the February 8, 2021 minutes. The motion was seconded by Doris Horn and carried unanimously.

President Willis said it looks like we have one primary plat and a re-zoning on the agenda tonight. He said the primary plat will get approval tonight, re-zonings will go to, either for or against, as a recommendation to the County Commissioner's at their next month's meeting. He said as we go through these if the applicant and owner would please step up to the podium, there is a sign in sheet and if you could please state your name.

PRIMARY PLAT:

PP-21-02: Grump's Ranch: PETITIONER/OWNER: John & Katrina Sizemore. 15.528 acres located on the S side of Kelly Road. Approximately 1800' W of the intersection formed by Kelly Road and Goad Road. Being Lot 3 in Senator James A. Hemenway Memorial Subdivision as recorded in Doc. #2009R-009708 in the Warrick County Recorder's Office. Boon Twp. *Complete legal on file. (Advertised in the Standard February 25, 2021).*

Mark Chamness, Chamness Land Surveying, and John Sizemore, owner, were present.

President Willis called for a staff report.

Mrs. Barnhill said okay, on the return receipts we have all of them and all the green cards from the adjacent property owners. She said the zoning is agricultural and there is no flood plain. She said the proposed development is 3 residential lots. She said there is an existing entrance onto Kelly Road and the Commissioner's approved the request for no improvements on Kelly Road today. She said the Drainage Board approved their request for no drainage plans. She said the Health Department has approved the soil test sites on Lots 1 and 2. She said Lot 3 is currently using an existing septic system. She said Veolia Water has capacity for Lots 1 and 2. She said Lot 3 is

currently being serviced by Veolia Water. She said it is 3 Residential Lots ranging in size from 2.5 acres to 10.476 acres and everything is in order.

Mark Chamness said I have nothing to add to the staff report.

President Willis asked any questions from the Board. He asked well do you have anything to add sorry.

John Sizemore replied no.

President Willis asked any questions from the Board on this project. He said if there are no questions I will entertain a motion.

Attorney Doll said ask for remonstration.

President Willis said right, I am sorry. He said are there any remonstrators here for or against this project. He said being none, any questions for this Board. He said okay now I can entertain a motion.

Richard Reid made a motion to approve PP-21-02. The motion was seconded by Doris Horn and carried unanimously.

REZONING:

PC-R-21-01: PETITIONER: Chris Gilkey OWNER: Chris A. & Alicia A. Gilkey. To rezone 1.85 acres located 0' SE of the intersection formed by Lincoln Avenue and SR 261 from "A" Agricultural Zoning District to "C-2" Community Commercial Zoning District with a Use and Development Commitment. Ohio Twp 26-6-9 & 27-6-9. *Complete legal on file. (Advertised in the Standard February 25, 2021).*

Jeremy Elrod, Morley and Associates Engineer, and Chris Gilkey, owner, present.

President Willis called for a staff report.

Mrs. Barnhill said okay, on the return receipts we have all but one green card from Larry & Connie Charlton, but we do have all the white pay receipts showing they were mailed correctly. She said the lot size is 1.85 Acres and the comprehensive plan shows the area to be moderate to high density residential. She said the existing land use is vacant. She said to the south is zoned "A" being First Christian Church of Newburgh. She said to the west is zoned "R-1A" being Green Spring Valley Part 3 Subdivision with single family dwellings. She said to the north is zoned "R-1A" and "R-O" being Tennyson Terrace Subdivision with single family dwellings and a residential office. She said to the east is zoned "A" with a single-family dwelling. She said if approved, the Use and Development Commitment would limit the "C-2" zoning to all uses except backyard chickens, taverns, bars, nightclubs, and restaurants serving alcoholic beverages, and package liquor stores.

She said there is no flood plain and the property has access to Lincoln Road and SR 261. She said the stated use is commercial and it is in compliance.

President Willis asked do you have anything to add to the staff report.

Jeremy Elrod said yeah, we are the property at the southeast corner of 261 and Lincoln wanting to get this rezoned from an agricultural to a C-2 and you know currently there is no anticipated use but with the use and development commitment that Molly read. He said the intent is to keep any future use neighborly for this location and so I will not reread the use and development because Molly did that but we just want to reiterate that the intent is to keep it neighborhood use friendly. He said you know this new zoning would be a great first step in making the property a great infill project in Warrick County. He said again, it is at the corner of 261 and Lincoln, I handed out a location map just to show that, but I think we all are probably familiar with this property but it kind of shows where it is at. He said you know Lincoln has become a pretty busy, high thoroughfare, location at this site. He said Old State Route 261 is arterial street classification and Lincoln is an urban major collector. He said those two street classifications are the two highest Warrick County road classes we have so pretty high traffic. He said if you turn to the second sheet there is a little closer view of the property. He said NPO traffic counts estimate over 14,000 cars a day through this intersection, which is pretty heavy you know relative to some lesser street classifications. He said the property is also less than a half mile from the commercial district at Bell Oaks and also the commercial district near Rose Hill. He said Molly listed some of the adjacent uses. He said on the northeast corner there is an existing office building, Dr. Gilkey actually owns that and has a tenant, so of course he wants to be a good neighbor to himself. He said to the east there is an existing creek and tree lines, you know there is some natural separation there to the east and then also, kind of worth noting, there is a residence to the east. He said if you look at that aerial kind of further east to that there is a parcel there that the church also owns as part of their rear entry. He said so there is a little bit of the break up in the residential there, obviously to the south we have the church, which is a large 60,000 square foot facility. He said to the west we have 261 and so the property faces one side yard and half of a rear yard so there is also about 60' of right of way on State Road 261. He said on the north line, which would be Lincoln, about 75% of this properties frontage faces that existing office building and then because of the recent Lincoln improvements there is about an 85' right of way on Lincoln Avenue. He said in addition to both of those wide right of ways they both have thoroughfare setbacks based on the ordinance. He said so they both have 25' setbacks on the frontages for the corner lot and so just for some of these reasons we feel the petition for the rezoning is appropriate for this location and can open the door and kind of the first step forward for a neighborhood development that probably wouldn't happen in agricultural zoning. He said so that is our petition, we are here to answer any questions the Board may have.

Richard Reid asked did you say there is two access points. He said one on 261 and on Lincoln Avenue.

Jeremy Elrod said currently there is no planned access that would have to be discussed at site review and get input from the county engineer. He said there is kind of an existing drive to the west, you can kind of see in that area, it is just a little gravel drive.

Richard Reid said that doesn't look like that is on your property maybe.

Jeremy Elrod said I just want to make sure we are looking at the same thing. He said on the left side of the page, the bold red line is obviously the property line so there is a drive there, maybe there is access to Lincoln but that would be Bobby Howard's call and we just haven't got to that point yet to discuss it so I just know it would be discussed in site review.

Richard Reid said okay, okay. He said I think I heard you say that 14,000 cross Lincoln Avenue a day, actually that is 4,000 right.

Jeremy Elrod said yeah, 4,000 on Lincoln and then 261 sees a little over 10,000 so at that intersection they are seeing about 14,000 cars a day that go one direction or the other.

Richard Reid said and you probably don't know this but right next to the property on the east there is a cemetery in there.

Jeremy Elrod asked right there in that field there.

Richard Reid said yeah.

Jeremy Elrod said gotcha, makes sense why it is not being used.

Richard Reid said we didn't know that as Commissioner's. He said we had to move Lincoln Avenue because of construction.

Jeremy Elrod said gotcha, that explains the little bend in Lincoln there.

Richard Reid said right, we were either going to have to move all the dead bodies or bend the road, so we bent the road.

Jeremy Elrod said it sounds like you made the right choice.

Amanda Mosiman said so just out of curiosity, it doesn't look there was paved access off of Lincoln on the northeast corner. She asked do you know what that is for.

Jeremy Elrod said there was an existing gravel drive there. He said it is pretty common that when a road project comes through they put in pavement. He said that does not access our property, but the property to the east even there's two drives I think they both go to that owner and I think the owner of that parcel is here.

Amanda Mosiman said okay, great. She said that is just what I was wanting to make sure I understood.

Jeremy Elrod said that is all one property to the east.

Amanda Mosiman said okay, great. She asked any plans to keep tree line.

Jeremy Elrod responded I don't think there is a plan to remove it. He said typically with storm water management and those types of things we wouldn't touch that.

President Willis asked any other questions from the Board. He asked any remonstrators for or against this project.

Terry Dayvolt, representing First Christian Church, was present.

Terry Dayvolt said I am with First Christian Church and we just have a few different questions. He said one, this has been before the Board three different times before now and it was discussed, I think at those previous times, that it did not meet the master plan for Warrick County. He said I am not sure, but that is what I was told. He said we would like to know if that plan has changed.

Attorney Doll responded the master plan in Warrick County has not been changed.

Terry Dayvolt said okay.

Amanda Mosiman said I guess my first question to that would be if you know what the proposed use was when that came before the Board before.

Terry Dayvolt said it just wanted to be changed to commercial and we are not against Mr. and Mrs. Gilkey we just want to know in our minds what has happened there. He said this is probably a question for Mr. Doll, if you do grant this rezoning how can we be sure that there will be no liquor store on this property because we know that C-2 is hotel, motel, liquor store, night clubs, and I don't believe that MR. and Mrs. Gilkey would entertain that idea if they were bringing the property is themselves but I think the property is up for sale and they would have no control over it if they sold it.

Attorney Doll said the application before the Area Plan Commission tonight is an application to change the zoning to C-2, and the magic words are, with a use and development commitment. He said that being said that if the Board decides to approve the application then what they have said they will not permit will be banned from ever being built there, not only by the current owners but by the future owners, unless somebody comes forward at a later date and serves notice to all the neighbors, just like this time, and successfully seeks to change the zoning so it is no longer bound by a use and development commitment. He said so if it is approved by the application it is an enforceable commitment that it cannot be used for the purposes that have been excluded.

Terry Dayvolt asked so the purpose that has been excluded is alcohol.

Richard Reid said bars.

Terry Dayvolt asked bars, just bars.

Attorney Doll said whatever was stated in the presentation and in the application.

Mrs. Barnhill read from the application: taverns, bars, night clubs, restaurants serving alcoholic beverages, and packaged liquor stores.

Richard Reid said and don't forget chickens.

Doris Horn said yeah, the chickens.

Mrs. Barnhill said and backyard chickens.

Terry Dayvolt said lets not talk about chickens. He asked so a convenient mart there selling beer and wine, cold beer can be erected.

Attorney Doll said well they have to have an alcoholic beverage permit. He said if they consume alcohol they have to have an ABC Permit form Indianapolis. Attorney Doll said therefore I think that would be in violation of the use and condition.

Terry Dayvolt said alright, well that was our main questions and thank you for your time.

Mrs. Barnhill asked a gas station serving beer would be in violation.

Attorney Doll said I think they have to an ABC permit and I think that could be in violation

Richard Reid said I think your right.

Mrs. Barnhill asked of this.

Attorney Doll said yes. He said they cannot sell the alcohol without a permit from the Indiana Alcoholic Beverage Commission. He said that is required and that is the same type of permit that a liquor store or a packaged liquor store would have to have. He said now, you can get them in various configurations: beer only, beer and wine, or all three spirits but it is the same permit that you have to have. He said I think if they do that they are violating the use and commitment. He said in fact, if the Board wants to make that absolutely clear in the approval they can add to the use and commitment the condition that it could not be a store that sells beer.

Mrs. Barnhill said well there all sorts of gas stations that sell beer and wine, so I thought it was...

Attorney Doll interjected and they have a permit from the State of Indiana to do that.

Mrs. Barnhill said right, I thought it was an accessory to that.

Attorney Doll said no, not every convenient store sells alcohol. He said they have to apply for it, pay a fee, they have to inspect it, you have to meet all the standards and requirements, and then you have to get a license form the State of Indiana to do that.

Mrs. Barnhill said okay.

President Willis asked any other remonstrators here for or against this project. He asked would you like to come back up and address the questions that were brought up.

Jeremy Elrod, Morley and Associates Engineer, and Chris Gilkey, owner, returned to the podium.

Jeremy Elrod said yeah just to kind of address some of Mr. Dayvolt's concerns, and Molly you may kind of be able to answer this. He said I have an old, and I think it is old, Comprehensive Plan that shows this property as commercial and I meant to get around to asking you but I only have this copy. He said it looks like commercial but it also looks outdated. He said as far as the question about the comprehensive plan, I guess I should have pointed it out.

Mrs. Barnhill asked is it in the blue.

Jeremy Elrod said it is in that brown corner there.

Mrs. Barnhill said oh, okay.

Jeremy Elrod said well we did not make it part of our presentation because there was a little confusion there, but as far as kind of addressing that concern.

Mrs. Barnhill said we had looked it up to be moderate to high density residential, I do not have what we looked at in front of me.

Jeremy Elrod said that is fine. He said I know there has been amendments to the comprehensive plan so that was just to state that at some point, because that is on the Planning Commission website, at some point it was in there as a commercial but maybe that got changed in a resolution that was passed.

Bob Johnson said well we are currently in the process of getting a new plan developed and I think we are ready to review it now so.

Jeremy Elrod said okay, sure. He said and as far as the liquor store and night clubs I think we got that addressed with the use and development commitment. He said it was, just to kind of be straight forward with the Board, we weren't quite under the understanding that the C-2 disallowed like a neighborhood market. He said that would prevent them from selling beer and alcohol that kind of thing. He said so I don't know if, Morrie, if we need to discuss that a little further as far as...

Attorney Doll said well each of these prohibited, each of number 9, in the permitted uses which are exempting from here has one common thing, and that is that they require a State of Indiana Alcoholic Beverage license to operate. He said the only one that hasn't been included in there is convenient stores that sell beer and wine, but they too have to have an Alcoholic Beverage License from the State of Indiana so it seems to me for the purpose of thoroughness, or inclusion, that any permitted establishment from the Indiana Alcoholic Beverage Commission is what you are really describing and that would include mini marts that sell beer and wine. He said I don't understand what the difference would be. He said to me it would be a discrimination or an arbitrary capricious. He said if you stop anybody from using alcohol or selling alcohol at that location except somebody who is going to operate a handy mart, that doesn't make sense to me.

Jeremy Elrod said I definitely understand your point, I guess we just thought we had always interpreted that a little differently and I don't know, I know there has been some convenience markets up lately and I just didn't know if they were done that way.

Attorney Doll said I don't think they have the use and development commitment that would preclude them from having alcohol.

Bob Johnson asked councilman does someone serving alcohol have to be a certain distance away from a church.

Attorney Doll said it used to be 660' I do not know what it is today from a church and that is written in Indiana State Law.

Jeremy Elrod said well that kind of answers the question.

Attorney Doll said yes and that would include even a handy mart being able to have a license.

Jeremy Elrod said yeah, and so that is really above and beyond anything we are talking here though so.

Attorney Doll said right, the only exception to that footage, Commissioner, is if the liquor store or the establishment of selling the alcohol predates the establishment selling alcohol predates the establishment of the church, in the same neighborhood, they are accepted from that rule. He said in other words if it is there first, first in time and first in right, then the church moves next door and that doesn't force them to give up their livelihood.

Bob Johnson said right, thank you.

Jeremy Elrod said interesting. He said well given that, what you said Morrie, I think that would address Mr. Dayvolt's concerns about liquor sales and so any other questions. He said I think that is all we had to add to that.

Attorney Doll said so for clarification then, if the Board decides to approve it with a use and development commitment then will the Board add that whatever commercial enterprise would be

occupying this property could not an Indiana Alcoholic Beverage Permit. He asked is that agreeable to the applicant.

Jeremy Elrod said I think our preference would not be to add that but if that's the State Law then they have to abide by that, they could not get it anyway.

Attorney Doll said one never knows what the state law may be in the future, and could change. He said having been there and seen that it is not pretty and so as a consequence, we are speaking as to what the law is tonight, to the best of our knowledge, at the state level and Indiana might change that.

Jeremy Elrod said fair enough.

Attorney Doll said relying upon the state as the basis for not providing alcohol at that location has a sense of risk to it. He added you just don't know what the future holds there.

Jeremy Elrod said sure.

Attorney Doll said however if it is rezoned with a use and development commitment to Mr. Dayvolt's point, and his question, that is a condition of the zoning and therefore that property could never be used barring a change in the condition by this Board.

Bill Byers asked the way this is written right now it would not include a convenience store because that is a separate license.

Attorney Doll said it is.

Bill Byers said it is not a packaged liquor store and it is not serving alcoholic beverages so it is really not covered in this commitment.

Jeremy Elrod said right, which was the intent of the use and development commitment because C-2 allows for a neighborly convenience store or neighborhood market type use and so when we think about what we are opening the door for the C-2 rezoning, that is a little bit of what we are trying to draw for this property as far as an infill project.

Attorney Doll said but there are a lot of other things that are permitted there, most supermarkets I know have a liquor department but you are not accepting that. He said it just seems to me that if the intent is not to sell alcoholic beverages on this land then that is really easy to do then it would be to make a use and development commitment that would say there will be no enterprise that will operate there that requires an Indiana Alcoholic Beverage Permit of any type and that fixes that all the way across the Board. He said some hotels have restaurants and bars, it just depends on whether you want to catch all of the alcoholic beverage dispensing or not. He said if that is your intent that is one thing, I mean it is your petition so I just don't want to...

Jeremy Elrod said sure, and if you guys don't mind I would like to talk with my client just to make sure we're on the same page and I am representing him correctly.

Amanda Mosiman said while he is doing that, I did not have a chance to review C-2 uses and I did not bring my thing. She asked could you give us the nutshell version of what else is allowed outside of this.

Attorney Doll asked do you want me to go through them. He said I have it right here.

Amanda Mosiman said yes.

Attorney Doll said all C-1's are permitted and that would include...

Amanda Mosiman interjected those I am fairly familiar with.

Attorney Doll said okay so business services, broadcasting offices, commercial child care centers, Clothing services including dry cleaners, convenient stores and fueling facilities which do not offer automotive repair, drug stores, electrical and household appliance sales, food services including grocery, meat and fish markets, Interior decorating and retail facilities, professional offices for the conduct of real estate, mortgage financing, architects, attorney's, tax consultants, etc., restaurants, retail furniture and office furniture, and other compatible uses. Then C-2 adds on top of that accessory uses including drive in services which are incidental to and maintained on the same lot and commonly associated with the operation of the permitted use, in other words a drive-thru restaurant, automobile service station excluding facilities which perform automobile body repair, hotels/motels, indoor recreational uses including auditorium, theaters, bowling alleys, billiard rooms, dance studios and music facilities, bus, police and fire stations and post offices, retail facilities including department stores, furniture, carpet, interior upholstery and other similar retail facilities, supermarkets, taverns, bars, or other uses compatible there with.

Amanda Mosiman said thanks Morrie.

Mrs. Barnhill said so packaged liquor stores is in C-2 but convenient stores and fueling facilities is in C-1 and we have plenty of those that sell alcohol.

Amanda Mosiman said yes.

Mrs. Barnhill said so that is why it was my understanding that they could as an accessory to the facility, which I have seen.

Attorney Doll said it seems to me though that the use and commitment that were talking about would exclude this.

Mrs. Barnhill asked this specific one.

Attorney Doll said alcoholic beverage, and to Bill Byers point frankly there is very little difference in a packaged liquor store and a convenient store that sells beer and wine, the only difference is spirits. He said see they don't have to be consumed there, they can be taken off and consumed etc. so I don't understand how we prohibit a packaged liquor store with a use and development and don't deal with the issue of convenient stores that sell liquor. He said there can be a convenient store there that does not sell liquor and that is permitted under C-1 which is incorporated, but it seems to be arbitrary capricious to exclude packaged liquor stores and don't deal with convenient stores that sell alcohol.

Jeremy Elrod said while I was talking, I heard, I mean were there any other concerns. He said like I heard hotel and motel.

Amanda Mosiman said I just didn't have time to look at it before we came up and I wanted to make sure I had my head on straight for what we were potentially allowing.

Jeremy Elrod said okay, so we had, and Morrie we appreciate the Council, we had a little bit interpretation of the code which is fine and so I guess we would like to ask that this be tabled a month and allow us to revisit our petition and maybe also speak with Terry, Mr. Dayvolt, and then hear if there are any other concerns from the Board or any neighbors so that way we can bring this back to you next month.

Richard Reid made a motion to table PC-R-20-01 to the April 12, 2021 APC meeting. The motion was seconded by Doris Horn and carried unanimously.

OTHER BUSINESS:

Mrs. Barnhill said in your packets there is Bell Road Apartments PUD, this was approved, they have the secondary, the first phase, which is that second sheet in your packet. She said I have a highlighted circle area in the top right corner of that, they are wanting to add a 20' X 30' maintenance building and because it was not part of the PUD I can approve small changes but I wanted you guys to review and see what you thought. She asked I want to know if this is a small enough change for me to go ahead and approve without re-noticing and refiling.

Richard Reid asked will you have adequate parking when you take those spaces out.

Attorney Doll asked what will they lose three spots, four spots.

Mrs. Barnhill said one spot.

Richard Reid said oh no, I think it is probably more than that.

Mrs. Barnhill said they lose one spot right there.

Amanda Mosiman said well its not a very big building there then is it.

Attorney Doll said well it is apparently going in the landscaped area.

Amanda Mosiman said yeah, maybe.

Mrs. Barnhill said it is just a little grassy area as far as I can tell, they did not really say. She said it is just a vacant spot.

Amanda Mosiman said okay.

Attorney Doll said it doesn't change the character or the use, it is ancillary, it makes sense that it would be necessary to have a maintenance building in a complex like this. He said it would seem to me to be something that could be approved by the Executive Director as a permitted use in that PUD.

President Willis asked any other thoughts from the Board on that.

Mrs. Barnhill asked so do we need a motion to proceed.

Attorney Doll said yeah, I mean it would not have to have one but it doesn't hurt.

Mrs. Barnhill said okay.

Richard Reid made a motion for the permit to be issued for a 20' X 30' maintenance building in Bell Road Apartments PUD. The motion was seconded by Bob Johnson and carried unanimously.

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

Mrs. Barnhill said I did go to the Council, our big copier and scanner has been out for months and we have been borrowing the Engineer's to help us scan and then he emails it over and it has been a nightmare. She said I have gotten some estimates and the one I liked was an Alpha, it is the cheapest, it is a five year contract, and it includes ink and everything. She said the Council approved my additional appropriation of \$2,400.00 for the year so I wanted to report that to the Board.

Bob Johnson asked Molly did you go through Joe for that.

Mrs. Barnhill said yes I did. She said he got me in contact with Alpha.

Bob Johnson said okay.

Amanda Mosiman asked so we are getting a new plan, is that what you said earlier a Comprehensive Plan.

Attorney Doll said a Master Plan.

Bob Johnson said yeah, I thought you were talking to Molly sorry.

Amanda Mosiman said no, sorry.

Attorney Doll asked are we going through the public hearing process and everything else.

Amanda Mosiman said yeah, can we look at that.

Bob Johnson said well yeah it is a capital improvement plan that we are having drawn up.

Attorney Doll said with due respect Commissioner, that's not the same thing here.

Amanda Mosiman said okay, good.

Attorney Doll said the Master Plan is a global plan for permitted uses in all areas of the county other than the incorporated towns. He said some of the county has its own Master Plan, Elberfeld does and we went through that. He said there is a deliberate process to approving a Master Plan but ironically the Warrick County Master Plan is pretty old.

Amanda Mosiman said yes.

Attorney Doll said it needs to be updated but that is a public hearing and there is a lot of preparatory work you have to do. He said you have to deal with urban planners and land use people and then you hold public hearings and you have to look at where we put a new road, or don't we need a new road, or do we need to change the zoning, or has the county changed in such a way that what we thought was going to be coal mine is now residential area, and those kinds of things. He said if the county decides to do that that is a big deal. He said that is maybe a year long process at least to do something like that.

Mrs. Barnhill said it is a rather large expense too to do something like that.

Attorney Doll said it is, it is very expensive but the state legislature has an ordinance of when it needs to be reviewed and we are way, way past the review date for the Warrick County Plan. He said I have no idea what this would cost the county and the Council would have to approve to do that. He said I am talking tens of thousands of dollars.

Richard Reid said hundreds of thousands.

Attorney Doll said maybe, maybe and I am sure that is part of the reason why we have never you know bit that off. He said it is a very expensive process.

Bob Johnson said I am not sure if we aren't talking about the same thing.

Attorney Doll said okay, well if we are...

Bob Johnson interjected what we have done is had somebody look at the county as a whole and put something together to propose to us so that way we can bring it forward.

Attorney Doll said right, to the community, to the public.

Bob Johnson said right.

Attorney Doll said well the only thing I would ask, Commissioner, is that it is called or termed the Warrick County Master Plan.

Bob Johnson said well I could very well be wrong too.

Attorney Doll said okay.

Bob Johnson said I have known to be wrong a lot here lately.

Attorney Doll said okay well there is a specific statute on how you do that.

Mrs. Barnhill said and what we reported on the Comprehensive Plan was correct by the way. She said Katelyn ran down and got a copy if anybody would like to see that.

Attorney Doll asked residential.

Amanda Mosiman said yes.

Mrs. Barnhill said it is moderate to high-density residential in that area. She said the last thing I have is we have a new vacancy in our office for the Planner III Position if you all know anyone.

Richard Reid asked how long has that been open.

Mrs. Barnhill said well we had someone for a little under two weeks so you did not even get to meet her.

...inaudible....

Richard Reid made a motion to adjourn. The motion was seconded by Bob Johnson and carried unanimously. The meeting adjourned at 6:40.

Jeff Willis, President

ATTEST:

The undersigned Secretary of the Warrick County Area Planning Commission does hereby certify the above and foregoing is a full and complete record of the Minutes of the said Board at their monthly meeting held March 8, 2021.

Molly Barnhill, Executive Director

Jeff Willis, President